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64 Main Street  
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NG22 8EF



**‘The Stables’ Hopyard Farm Wood Lane Kersall NG22 0BJ**

**Offers over £325,000 Freehold**



# A unique 3 bedroom home in an idyllic rural location

A rare opportunity to acquire a 3 bedroom, 2 reception room link detached house, situated in a delightful picturesque village location, close to fields and open countryside. The property now requires some cosmetic improvement but offers potential to update to personal taste and add value. Accommodation comprises breakfast kitchen, lounge, dining room, downstairs wet room, three first floor bedrooms and family bathroom. Outside there is a rear courtyard garden plus a front and side garden with off road parking. Kersall is a delightful and picturesque rural hamlet approximately 8.5 miles north of the historic minster town of Southwell and 9 miles north of Newark with its commuter railway station direct to London Kings Cross. With **no upward chain**, this property is a rare opportunity to secure a unique home in a truly special location. Viewing is highly recommended.

**Offers over £325,000 Freehold - Council Tax Band E**

Oil central heating / double glazing / Flood risk - Low

Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes.

Tel: **01623 392676** / email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

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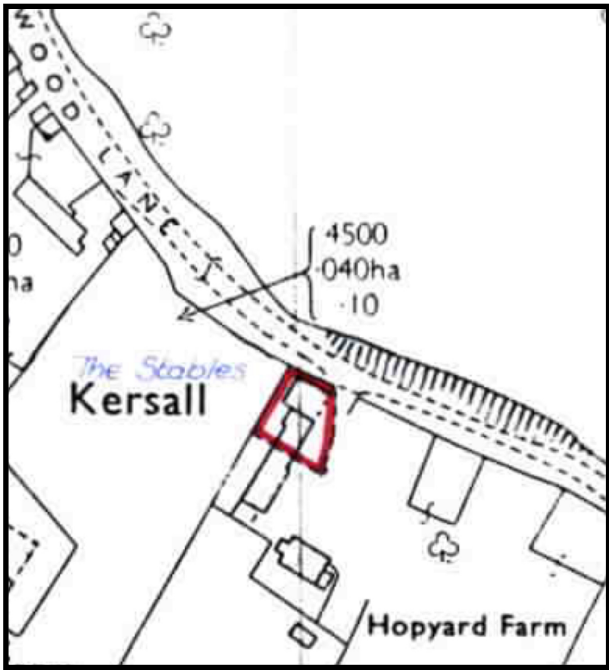










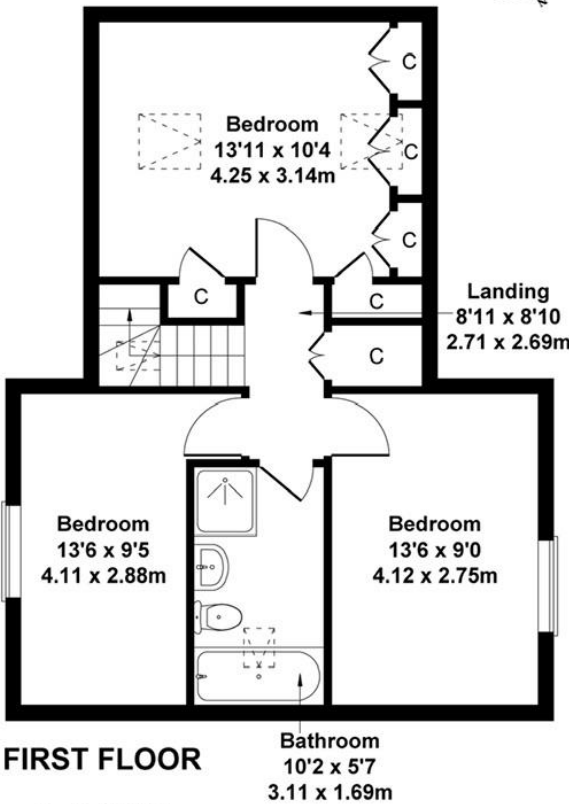
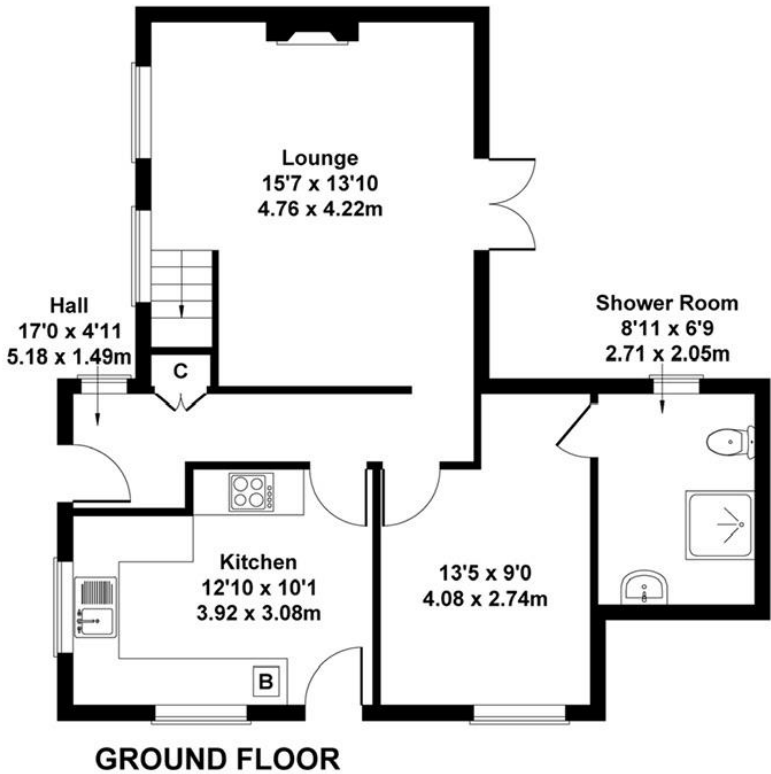


## Energy performance certificate (EPC)

The Stables Hopyard Farm Kersall NEWARK NG22 0BJ	Energy rating	Valid until: 29 April 2035
	<b>F</b>	Certificate number: 0340-2407-2440-2625-3945

## The Stables, Hopyard Farm, Kersall, NG22 0BJ

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements